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CH15 15 .27 - Lots, Blocks, Easements and Public Sites

- A. Block length and width or acreage within bounding streets shall be such as to accommodate the size of lot required in the area by the Zoning Code, and to provide for convenient access, circulation control, and safety of street traffic. Blocks that are unreasonably large or small will not be approved.
- B. The maximum block length shall be 1200 feet. In the design of blocks longer than 800 feet the commission may specify the provision of pedestrian crosswalks near the center, or wherever most useful to facilitate pedestrian circulation to a school, park, recreation area, shopping center, or other significant neighborhood destination.
- C. Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth except where an interior street parallels an expressway, major thoroughfare major or minor collector street, or a railroad right-of-way.
- D. All proposed plats submitted for Commission approval under the provisions of this chapter shall allocate lot area for the uses proposed, in conformity with the Comprehensive Plan and all zoning codes applicable thereto.
- E. The design, character, grade location, and orientation of all lots so allocated shall be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan and Subdivision Code.
- F. Every lot appearing upon said proposed plat shall abut upon and have sufficient and adequate access to a street designated and labeled within or on the perimeter of said plot and constructed or to be constructed in accordance with the requirements, standards, and specification of this chapter.
- G. As a general principle, side lot lines shall be approximately at right angles to street lines.
- H. Corner lots shall be of sufficient size to permit appropriate building setback and orientation to both streets.
- I. In the event double frontage lots are platted which face an interior street of residential subdivision but also have frontage on a collector street or thoroughfare, an area 20 feet wide shall be provided to encompass the entire perimeter of the subdivision where it abuts a collector street or thoroughfare. Requirements for screening and landscaping within this area shall be in conformance with (planned by the Developer/owner).
- J. Street numbers for all lots shall be assigned by the Postmaster of the Town of Lapel.

- K. The depth to width ratio of any single-family residential lot shall not be greater than three to one.
- L. Shopping centers, commercial areas, and industrial parks shall be designed as functional facilities in total rather than to the platting of lots for individual commercial use.
- M. Lots abutting a watercourse, drainageway, channel or stream shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required by the Zoning Code for front, rear, and side yards.
- N. Building setback lines shall be regulated by the setback provisions of the Zoning Code applicable to classification of the lot to be platted, with the exception that front building setback lines shall also be in conformance with the Thoroughfare Plan requirements where applicable.
- O. All proposed plats submitted for Commission approval under the provisions of this chapter shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. Such easements shall be located along both sides of rear lot lines and the total width of such combined lot easements shall be 15 feet. All easements and corresponding utility location plans shall be complete and approved prior to the approval of the plat.
- P. If any stream or necessary surface drainage course is located in said area proposed to be platted, adequate areas for easements along the sides of such stream or surface drainage course shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
- Q. Public spaces or public sites.
1. Where sites for parks, schools, playgrounds, or other public uses are located and shown in the Comprehensive Plan of Lapel and where such areas are within the boundaries or portion of the boundaries of the proposed platted area, the owner/developer shall reserve those areas for such uses.
 2. Where sites for parks, schools, playgrounds, or other public uses are not located or shown in the Comprehensive Plan of Lapel, the owner/developer shall reserve or participate in the reservation of such areas by the implementation of one of the following formulas. The method of implementation shall be at the discretion of the Town Council.
 - a. In a residential subdivision of;
 1. Two or less lots per gross acre, reserve a minimum of 1 gross acre per 50 lots, or portion thereof;
 2. More than two lots per gross acre, reserve a minimum of 1-1/2 gross acres per 50 lots or portion thereof; and
 3. Escrow with the Council the cash equivalent to the land value for the zoned required acreage.
 - b. In a commercial or industrial subdivision:
 1. For small tracts, less than 25 acres, the owner/developer shall escrow with the Council the cash equivalent to the zoned land values at the rate of 2 gross acres per 25 developed acres or portion thereof;
 2. For larger tracts of 25 acres or more, the owner/developer shall reserve two gross acres per 25 developed acres or escrow a like amount in cash as set out in division (b) 1. above; and

3. The reservation of said tracts or areas shall remain in effect for a period of three years. Prior to the expiration of the three-year period, the town may request the dedication of said tract or area to the town. Should the three-year period elapse, then the area shall be released for the private use of the developer, within the limits of the Zoning Code and classification of the land.

R. Private open spaces and sites.

1. With the recommendation of the Commission, the Council may allow the above required open space requirements to be met by the dedication of said tracts to private home owners associations, or other proper and responsible private entities. It shall be the total responsibility of the owner/developer to formulate all such agreements, which shall be approved by the town prior to their implementation.
2. Private open spaces shall meet the requirement for open space ratios and obligations.

S. Miscellaneous.

1. As for public schools and libraries shall be deemed to meet the open space requirements.
2. The public open space or site shall be accessible by a paved street or surfaced way over or upon a dedicated right-of-way, meeting these subdivision development standards.